



City of Seattle

Edward B. Murray, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3016258

Applicant Name: Steve Southerland of *Johnson and Southerland*

Address of Proposal: 7777 62nd Avenue Northeast

SUMMARY OF PROPOSAL

Project Description

Land Use Application to change the use of a 13,635 sq. ft. portion of an existing custom and craft structure to an institution with interior alterations (private school/Waldorf School) in Building 11 on the Magnuson Park Campus.

Required Approval

The following approval is required:

SEPA Environmental Threshold Determination (Seattle Municipal Code (SMC) 25.05)

SEPA DETERMINATION

- ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
- ☐ DNS with conditions
- ☐ DNS involving non-exempt grading or demolition or
involving another agency with
jurisdiction

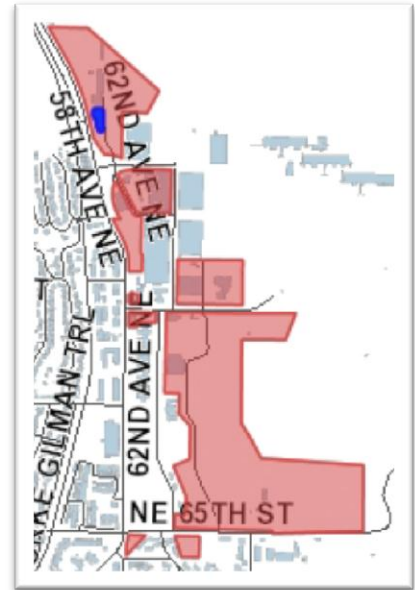
SITE AND VICINITY

Zoning: Single Family 7200 (SF 7200)

Environmental Steep Slope, Liquefaction
Critical Areas: Prone Area, Shoreline Habitat Area

Project Proposal:

The proposal includes the change of use of a portion of an existing building from office to institution, *Waldorf School*, and the addition of an exterior staircase at the southwesterly end of the building. The subject structure is identified as Building 11 within the *Sand Point Overlay District*. Building 11 lies within Subarea B of this district, within an SF 7200 zoning district (SMC 23.72.004); the proposed use is permitted within this subarea (SMC 23.72.008). The *Sand Point Overlay District* includes the *Naval Station Puget Sound Sand Point Historic District*, and Building 11 is designated a “contributing building” to this district. A portion of this building lies within the *Shoreline District*, which is regulated by the *Shoreline Master Program* (SMC 23.60); however the change of use is proposed only in the southerly portion of the structure (13,665 square feet) which lies outside the *Shoreline District*; therefore, a *Shoreline Master Program* Permit is not required.



Public Comment

The public comment period closed December 18, 2013. No comments were received.

ANALYSIS – SEPA (WAC 97-11 and SMC 25.05)

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), Washington Administrative Code (WAC) 197-11, and the Seattle SEPA Ordinance (SMC 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment; however, due to their temporary nature or limited effects, the impacts are not expected to be significant.

The *SEPA Overview Policy* (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The *SEPA Overview Policy* states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations (SMC 25.05.665).

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the *Grading Code* (SMC 22.170), the *Street Use Ordinance* (SMC Title 15), the *Seattle Building Code*, and the *Noise Control Ordinance* (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

SHORT TERM IMPACTS

Construction activities are expected to result in some adverse impacts. The following temporary or construction-related impacts are expected: decreased air quality due to filling and transport of materials to and from the site; increased traffic and parking demand from construction personnel traveling to and from the work site; and consumption of renewable and non-renewable resources. Several construction related impacts are mitigated through existing city codes and ordinances applicable to the project; therefore, compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. The following is an analysis of the construction-related impacts.

Air Quality/Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. Additionally, construction activities may produce airborne materials or other pollutant elements such as fugitive dust emissions. Other sources of may include soil blown from uncovered dump trucks, or carried off-site by vehicle frames and tires. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of fugitive dust and greenhouse gas emissions from this project. SEPA conditioning is not warranted to mitigate air quality impacts pursuant to *SEPA Policy* SMC 25.05.675.A.

LONG TERM IMPACTS

Long term or use-related impacts are also anticipated as a result of this proposal, including: air quality; and increased traffic in the area; and increased demand for parking. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

Air Quality/Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. Additionally, operational activities associated with the use of the project may contribute fugitive dust emissions. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project. SEPA conditioning is not warranted to mitigate air quality impacts pursuant to *SEPA Policy SMC 25.05.675.A*.

Historic Preservation

The subject building is located within the *Sand Point Naval Air Station Landmark District*, and the *National Register of Historic Places Sand Point/Naval Air Station Seattle Historic District*. Due to its location within the districts, the proposal is regulated under: the *Sand Point Physical Development Management Plan*, which provides guidelines for the physical development and management of the district; and the *Historic Properties Reuse and Protection Plan* that defines how projects that affect the *Sand Point Historic District* are to be reviewed, evaluated, and mitigated.

Special districts have been established to protect certain areas which are unique in their historical and cultural significance (*SEPA Policy SMC 25.05.675.H.1.d.*). These areas are subject to development controls and project review by special district review boards. At a public meeting held on December 13, 2013, the City of Seattle's Landmarks Preservation Board was briefed on the applicant's proposal. *SEPA Policy 25.05.675.H.2.b.* states, "For projects involving structures or sites which have been designated as historic landmarks, compliance with the Landmarks Preservation Ordinance shall constitute compliance with the policy set forth in subsection H.2.a. above." To comply with the SEPA policy for Historic Preservation, the applicant will be required to provide a copy of the approved *Certificate of Approval* to DPD prior to issuance of a building permit.

Parking

Parking regulations to mitigate most parking impacts and accommodate most of the cumulative effects of future projects on parking are implemented through the Land Use Code (SMC Chapter 23). It is the City's policy to minimize or prevent adverse impacts associated with development projects. A parking plan for *Magnuson Park North Shore Area*, dated March 16, 2011, identifies a total parking requirement of 238 stalls for Building 11. There are currently 305 parking stalls available, able to accommodate the 23 parking spaces required for this use (SMC 23.72.012). SEPA conditioning is not warranted to mitigate parking impacts pursuant to *SEPA Policy SMC 25.05.675.M*.

Plants and Animals

A portion of the subject site and a portion of the existing building are within the shoreline habitat area; however, no exterior or interior modifications or expansions within this environmentally critical area (ECA) are proposed. An exterior stair case is proposed at the southwest portion of the existing building, and is outside the shoreline habitat area. The applicant's *SEPA Checklist* (dated October 31, 2013) references the National Marine Fisheries Service (2008) and United States Fish and Wildlife Service (2009) identification of threatened species potentially occurring in the vicinity of the project. It is the City's policy to minimize or prevent the loss of wildlife habitat and other vegetation which have substantial aesthetic, educational, ecological, and/or economic value (SMC 25.05.675.N.2.). The scope of the proposal includes the retention of existing landscaping and vegetation on site, and does not increase the size or scale of the existing improvements on the site within the sensitive areas (shoreline habitat area and Shoreline Conservancy Management Area); therefore, SEPA conditioning is not warranted pursuant to *SEPA Policy* SMC 25.05.675.N.

Traffic and Transportation

It is the City's policy to minimize or prevent adverse traffic impacts which would undermine the stability, safety and/or character of a neighborhood or surrounding areas. The traffic analysis by Heffron Transportation (2010) indicates that the Magnuson Park access points with Sand Point Way Northeast would continue to function well with a potential substantial increase in traffic generated by a variety of uses assumed to locate in Building 11. The proposed institution, Waldorf School, located in Building 11, is not anticipated to result in any significant adverse traffic impact on Sand Point Way Northeast; therefore, SEPA conditioning is not warranted to mitigate traffic impacts pursuant to *SEPA Policy* SMC 25.05.675.R.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2)(c).
- ☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under Revised Code of Washington (RCW) 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the *Optional DNS Process* in WAC 197-11-355 and *Early Review DNS Process* in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS – SEPA

None

Signature: _____ (signature on file) _____ Date: March 17, 2014
Carly Guillory, Land Use Planner
Department of Planning and Development

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